

CITY COUNCIL
ATLANTA, GEORGIA

A RESOLUTION

02- 2-0521

BY THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY THE COMMUNITY ALLIANCE OF METROPOLITAN PARKWAY (CAMP) AND COOPERATIVE RESOURCE CENTER (CRC) TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO RENOVATE THE CRESCENT HILLS APARTMENTS, A 244-UNIT MIXED-INCOME FAMILY APARTMENT COMMUNITY LOCATED AT 532 CLEVELAND AVENUE, S.W.; AND FOR OTHER PURPOSES.

WHEREAS, Community Alliance of Metropolitan Parkway (CAMP) and Cooperative Resource Center (CRC) are applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to renovate Crescent Hills Apartments, a 244-unit mixed-income family apartment community located on Cleveland Avenue, S.W.; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of Crescent Hills Apartments is located within census tract 74 which is designated as a community development impact area; and

WHEREAS, census tract 74 is also a GA Dept. of Community Affairs qualified census tract; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, the City of Atlanta wishes to enorse the aforementioned application by the Community Alliance of Metropolitan Parkway (CAMP) and Cooperative Resource Center (CRC).;



NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF THE CITY OF ATLANTA, GEORGIA, as follows:

Section 1: The City of Atlanta hereby endorses the application by the Community Alliance of Metropolitan Parkway (CAMP) and Cooperative Resource Center (CRC) to the Georgia Department of Community Affairs for low-income housing tax credits to renovate Crescent Hills.

Section 2. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

APR 01, 2002
APR 05, 2002

CRESCENT HILLS

EXHIBIT

A

NARRATIVE

CONCEPT

The Community Alliance of Metropolitan Parkway (CAMP) and Cooperative Resource Center (CRC), both Georgia non-profit organizations have formed an alliance to renovate "Crescent Hills" apartments in order to provide good quality affordable housing for low to moderate-income residents in the city of Atlanta.

PROJECT DESCRIPTION

Crescent Hills is located at 532 Cleveland Avenue S.W, Atlanta, Georgia 30315, in the Hammond Park Neighborhood a component of Atlanta's Neighborhood Planning Unit X. The property was built in 1966 on 18.98-acres and is in a designated qualified census tract. The property currently has 252 units; it is proposed to reduce the unit count to 244 and to construct a new community building.

Crescent Hills is adjacent to a corridor of amenities (i.e. Hutcheson Elementary, Kroger City Center and many other commercial outlets. It is also accessible to public transportation. It is expected that this proposed development will help stabilize this section of Cleveland Avenue and provide impetus for further redevelopment efforts, while providing much needed housing to the local low income and homeless population.

The development is being designed to meet the needs of families by ensuring the provision of supportive services; which will enhance the well being of the residents and guarantee the long-term success of Crescents Hills.

Crescent Hills will be a mixed income development where 80 percent of the units will have rents affordable to low income residents and 20 percent to market rate tenants. Restricted rents will range from \$400 up for 1 bedroom, from \$500 up for the 2 bedrooms and from \$600 for the 3 bedrooms. Marketing survey reports indicate that the average income for family households within a one-mile radius of the property is below \$30,000 per annum and rents are being set accordingly to be affordable to this population.

DEVELOPMENT FEATURES

All of the units will be refurbished, including the installation of HVAC, new appliances and carpeting. The exterior renovation work will entail the following: re-pointed exterior brickwork, new windows, new roofs, new water distribution/plumbing, overhauled sewer/ drainage system, electrical rewiring, and the construction of a new community center. Additionally, an outline of the planned amenity package is as follows:

- ◆ Attractively fenced community
- ◆ Sports Court
- ◆ Walking path, equipped with sitting areas
- ◆ Equipped picnic area and recreational facilities

CRESCENT HILLS

DEVELOPMENT FEATURES

(Continued)

- ◆ Large, open playing field
- ◆ Covered pavilion with picnic/barbecue facilities
- ◆ Washer/dryer hookups in all units
- ◆ Exercise/Fitness Center
- ◆ Complete built-in fire sprinkler system
- ◆ Computer labs/internet hookup

The development will be sensitive to the preservation of existing trees and the integration of existing vegetation and drainage patterns. Construction will meet all building, fair housing and accessibility standards.

SUPPORTIVE SERVICES

The Cooperative Resource Center will work directly with CAMP to oversee the delivery of all supportive services to the residents of Crescent Hills. In so doing, a network of new partnerships will be created with other community agencies and organizations. Catholic Social Services, a long-time licensed supportive services agency in Atlanta, has committed to being a primary partner in working to rebuild and enhance this community. CRC and Catholic Social Services have already done extensive work on behalf of Crescent Hills to explore and establish relationships with the following organizations:

- ◆ Sullivan Center
- ◆ DFACS
- ◆ Latin American Association
- ◆ Mercy Mobile
- ◆ Hughes Spaulding Children's Hospital
- ◆ Hutchinson Elementary School
- ◆ Refugee Resettlement Program

The main empowerment activities will include:

- ◆ Job training
- ◆ Preventive health care programs
- ◆ Daycare subsidies
- ◆ After-school programs
- ◆ Summer enrichment
- ◆ Financial and budgeting seminars
- ◆ Transportation to Adult education seminars
- ◆ Transportation to Life Skills training
- ◆ Transportation assistance to facilitate access to social services

CRESCENT HILLS

FINANCING

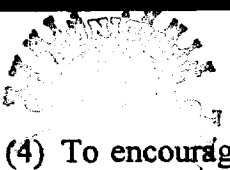
The total financing cost for Crescent Hills is approximately 17 million dollars. Wachovia/ First Union National Bank will provide conventional debt and project equity. Financing will utilize the Housing Tax Credit Program as administered by the Georgia Department of Community Affairs. This program is designed to generate equity from the private sector for investment in housing developments that will serve low and moderate-income residents without providing government subsidies. An application request for a grant from the Federal Home Loan Bank will also be submitted. This project will be owned, managed and financed totally through the private sector.

GOALS AND BENEFITS

Incorporated within the boundaries of the *Stewart Avenue Redevelopment Plan*, Crescent Hill's renovation is also consistent with the plan. A part of the plan findings suggested that 65% of the buildings surveyed within the redevelopment area were either dilapidated or deteriorated, demonstrating the need for commencing the redevelopment process for the Metropolitan Parkway Corridor. Additionally, The City's Bureau of Code Enforcement filed over 200 code violations on this property. This corridor has seen no significant residential development in recent years. This renovation project will dramatically improve the physical appearance of the property, as well as generate an increased customer base for local business establishments. Additional benefits will include an expansion of the City's tax base, and a greatly improved living environment for its residents. This project will meet the goals and vision of the recent Redevelopment Plan in the following ways: Improved Image of the Stewart Avenue Corridor, Increased Public Safety, Increased quality affordable housing, Stimulate economic growth; Beautify the Stewart Avenue Corridor; Improve right-of-way improvements. Each element is a part of the Redevelopment plan's vision. Additionally, there are five general goals associated with the redevelopment plan:

- (1) To eliminate blight and physical decay by the removing dilapidated structures, rehabilitating deteriorated structures, clearing overgrown vacant lots, correcting environmental deficiencies and improving the general upkeep of public and private properties within the area.
- (2) To increase the number of residential units through new construction and renovation for the purpose of providing safe, decent, and sanitary housing at price levels which are affordable to a broad cross-section of Atlanta's residents and to encourage home ownership whenever possible. Such units are intended especially for present and former residents of the neighborhoods connected with Stewart Avenue.
- (3) To increase the number of viable commercial and retail businesses through new construction and renovation for the purpose of providing community oriented services, to improve the commercial competitiveness of the area and to provide new job opportunities for Stewart Avenue residents in particular and Metro Atlanta residents in general.

CRESCENT HILLS

- 
- (4) To encourage and protect sound development within the area in ways that will enhance the living environment, promote economic development, improve public services and increase the tax base.
- (5) To empower those who like to work or do business in the Stewart Avenue Redevelopment Area to create an environment in which the residents and businesses can rely on themselves and make their own decisions in building a stable, prosperous community. An important aspect of this goal is to encourage and support home ownership and local business entrepreneurship.

The redevelopment of Crescent Hills will help to further both the vision and goals of the Stewart Avenue Redevelopment Plan.

TIMETABLE

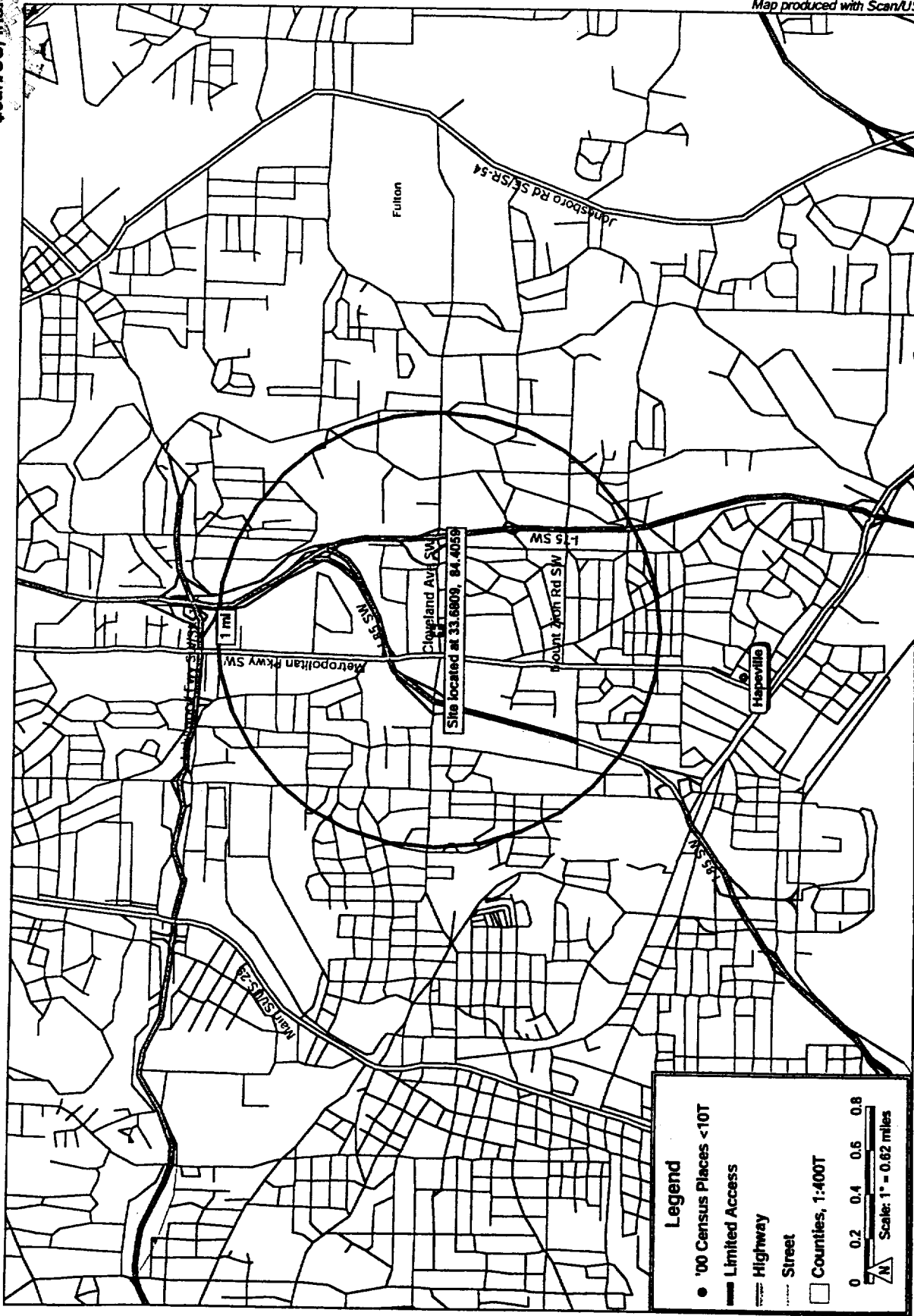
- ◆ Federal Home Bank Application- March 15,02
- ◆ DCA Tax Credit Application - April 18, 02
- ◆ Tax Credit Award-August 31, 02
- ◆ Construction Start- November 30, 02

Crescent Hills Apartments

Scan/US, Inc.

Map produced with Scan/US

01/30/02



1-800-394-3690

Crescent Hills Apartments

Latitude: 33.680900

Longitude: -84.405900

0-1 Mile Site Type: Circle Radius in Miles: 1.00

Summary	Census 2000	2001	2006
Population	13,820	14,032	15,199
Households	4,670	4,721	5,044
Families	2,977	2,983	3,042
Average Household Size	2.86	2.88	2.93
Owner-occupied HUs	1,635	1,654	1,758
Renter-occupied HUs	3,035	3,067	3,285
Median Age	30.4	30.6	30.6

Trends	Area	2001-2006 Annual Rate	State	National
Population	1.61%		2.28%	1.15%
Households	1.33%		2.48%	1.21%
Families	0.39%		1.88%	1.05%
Owner HHs	1.23%		2.74%	1.35%
Median Household Income	3.39%		2.73%	2.53%

	1990		2001		2006	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,618	36.8%	1,961	41.5%	1,804	35.8%
\$15,000 - \$24,999	1,076	24.5%	825	17.5%	907	18.0%
\$25,000 - \$34,999	829	18.8%	747	15.8%	687	13.6%
\$35,000 - \$49,999	500	11.4%	455	9.6%	604	12.0%
\$50,000 - \$74,999	341	7.8%	490	10.4%	595	11.8%
\$75,000 - \$99,999	25	0.6%	148	3.1%	255	5.1%
\$100,000 - \$149,999	3	0.1%	69	1.5%	164	3.3%
\$150,000+	7	0.2%	26	0.6%	28	0.6%
Median Household Income	\$19,710		\$18,930		\$22,362	
Average Household Income	\$23,012		\$27,591		\$32,713	
Per Capita Income	\$9,445		\$10,328		\$11,969	

	Census 2000		2001		2006	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,089	7.9%	1,096	7.8%	1,176	7.7%
5 - 14	2,301	16.6%	2,314	16.5%	2,388	15.7%
15 - 19	1,068	7.7%	1,086	7.7%	1,221	8.0%
20 - 24	1,155	8.4%	1,207	8.6%	1,397	9.2%
25 - 34	2,286	16.5%	2,266	16.1%	2,367	15.6%
35 - 44	2,036	14.7%	2,040	14.5%	1,956	12.9%
45 - 64	2,477	17.9%	2,584	18.4%	3,079	20.3%
65 - 74	638	4.6%	644	4.6%	746	4.9%
75 - 84	534	3.9%	542	3.9%	578	3.8%
85+	236	1.7%	254	1.8%	292	1.9%
Race and Ethnicity						
White Alone	2,893	20.9%	2,958	21.1%	3,227	21.2%
Black Alone	8,853	64.1%	8,810	62.8%	9,295	61.2%
American Indian Alone	38	0.3%	40	0.3%	45	0.3%
Asian/Pacific Islander Alone	705	5.1%	752	5.4%	738	4.9%
Some Other Race Alone	1,039	7.5%	1,181	8.4%	1,561	10.3%
Hispanic Origin (Any Race)	2,083	15.1%	2,332	16.6%	3,010	19.8%

Data Note: Income is expressed in current dollars. Median Household Income is 1990 data in 2000 geography.

Source: U.S. Census Bureau, Census 2000 Summary File 1. ESRI BIS forecasts for 2001 and 2006. ESRI BIS converted 1990 Census data into 2000 geography.

Crescent Hills Apartments

Latitude: 33.680900

Longitude: -84.405900

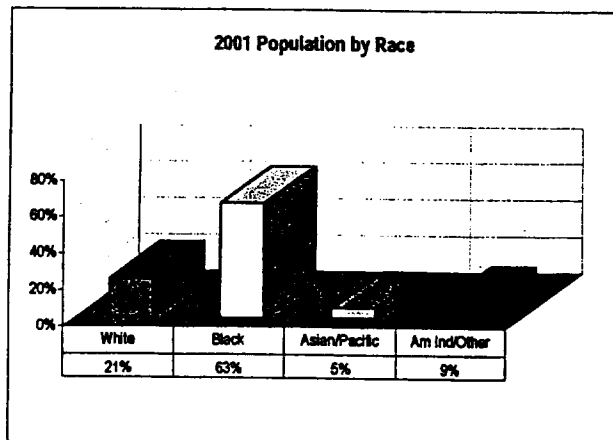
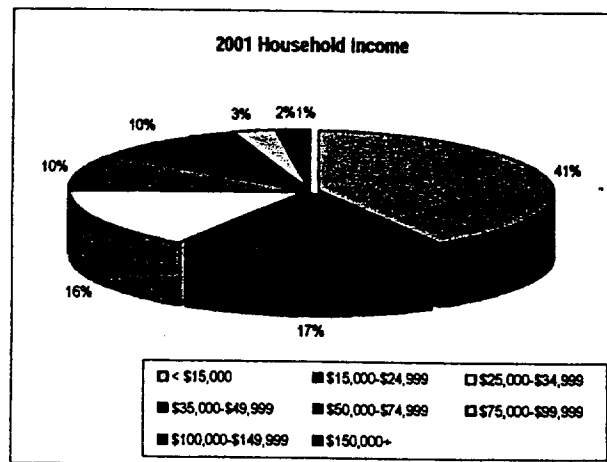
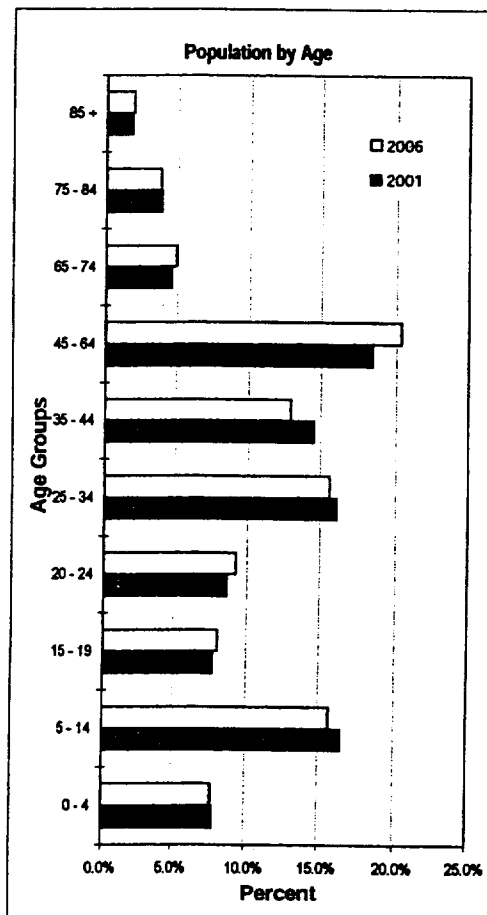
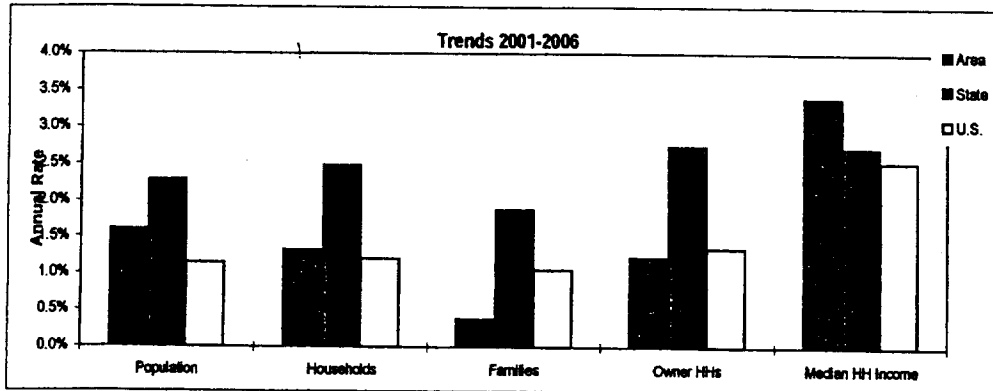
0-1 Mile

Site Type:

Circle

Radius in Miles:

1.00



Source: ESRI BIS forecasts for 2001/2006.

RCS# 3635
4/01/02
2:42 PM

Atlanta City Council

Regular Session

CONSENT I Except; 02-R-0531; 02-R-0499; R-0497; R-0561
 02-R-0498; 02-R-0588; 02-R-0589; 02-R-0513
 ADOPT

SEE ATTACHED LISTING OF ITEMS
ADOPTED/ADVERSED ON
CONSENT AGENDA

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	NV Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	B Woolard

ITEM (S) REMOVED FROM
CONSENT AGENDA
02-R-0497
02-R-0498
02-R-0499
02-R-0513
02-R-0531
02-R-0561
02-R-0589

CORRECTED COPY

CONSENT I

		04/01/02 Council Meeting
ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADVERSE ON CONSENT AGENDA
1. 02-O-0562	34. 02-R-0486	63. 02-R-0514
2. 02-O-0564	35. 02-R-0511	64. 02-R-0515
3. 02-O-0566	36. 02-R-0587	65. 02-R-0516
4. 02-O-0568	37. 02-R-0492	66. 02-R-0517
5. 02-O-0582	38. 02-R-0493	67. 02-R-0536
6. 02-O-0389	39. 02-R-0557	68. 02-R-0537
7. 02-O-0392	40. 02-R-0521	69. 02-R-0538
8. 02-O-0390	41. 02-R-0522	70. 02-R-0539
9. 02-O-0458	42. 02-R-0523	71. 02-R-0540
10. 02-O-0394	43. 02-R-0524	72. 02-R-0541
11. 02-O-0397	44. 02-R-0525	73. 02-R-0542
12. 02-O-0399	45. 02-R-0526	74. 02-R-0543
13. 02-O-0400	46. 02-R-0527	75. 02-R-0544
14. 02-O-0401	47. 02-R-0528	76. 02-R-0545
15. 02-O-0402	48. 02-R-0529	77. 02-R-0546
16. 02-O-0403	49. 02-R-0530	78. 02-R-0547
17. 02-O-0404	50. 02-R-0567	79. 02-R-0548
18. 02-O-0405	51. 02-R-0588	80. 02-R-0549
19. 02-O-0408	52. 02-R-0518	81. 02-R-0550
20. 02-R-0464	53. 02-R-0556	82. 02-R-0551
21. 02-R-0494	54. 02-R-0558	83. 02-R-0552
22. 02-R-0495	55. 02-R-0585	84. 02-R-0553
23. 02-R-0496	56. 02-R-0586	85. 02-R-0554
24. 02-R-0500	57. 02-R-0349	86. 02-R-0555
25. 02-R-0560	58. 02-R-0506	
26. 02-R-0569	59. 02-R-0532	
27. 02-R-0570	60. 02-R-0533	
28. 02-R-0571	61. 02-R-0534	
29. 02-R-0572	62. 02-R-0535	
30. 02-R-0573		
31. 02-R-0574		
32. 02-R-0595		
33. 02-R-0596		

02- R-0521

(Do Not Write Above This Line)

A RESOLUTION

BY THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY THE COMMUNITY ALLIANCE OF METROPOLITAN PARKWAY (CAMP) AND COOPERATIVE RESOURCE CENTER (CRC) TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO RENOVATE THE CRESCENT HILLS APARTMENTS A 244-UNIT MIXED INCOME FAMILY APARTMENT COMMUNITY LOCATED AT 532 CLEVELAND AVENUE, SW.; AND FOR OTHER PURPOSES.

ADOPTED BY

APR 01 2002

COUNCIL

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee <i>CD/HR</i>	Committee
Date <i>3/26/02</i>	Date
Chair <i>Clara Williams</i>	Chair
Action: <i>Adopted</i>	Action: Fav, Adv, Hold (see rev. side) Other:
Members <i>Natasha Williams</i>	Members
Refer To <i>Dem M Stevens</i>	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Hold (see rev. side) Other:	Action: Fav, Adv, Hold (see rev. side) Other:
Members	Members
Refer To	Refer To

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☒ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

APR 1 2002

Clara Williams

CERTIFIED

APR 01 2002

Blanche Dugan Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

APR 05 2002

MAYOR